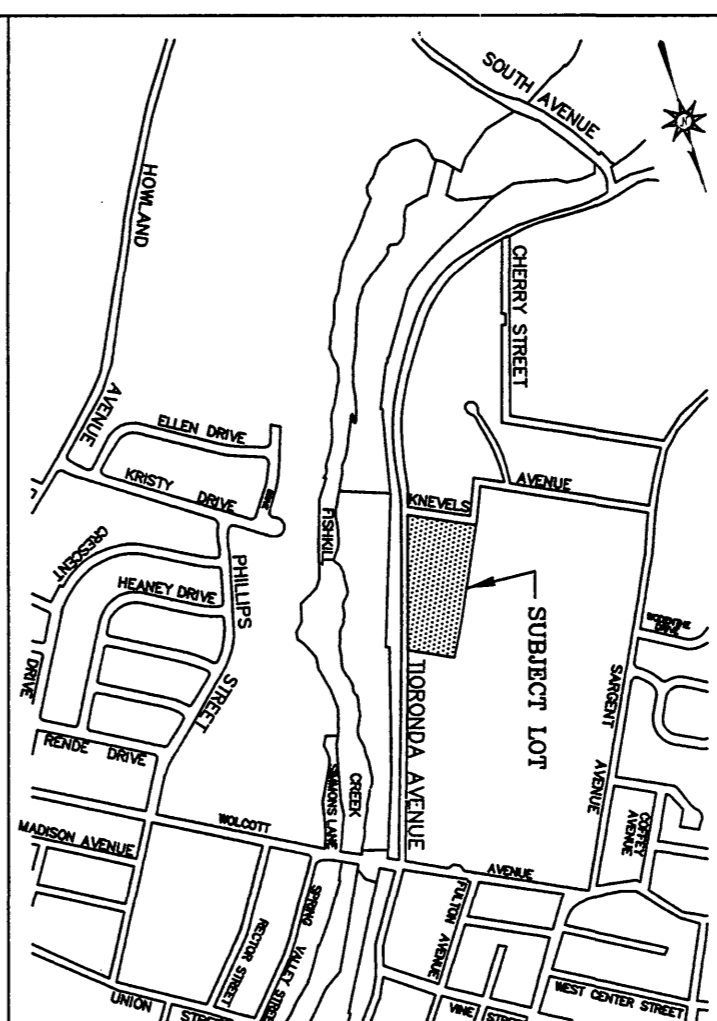
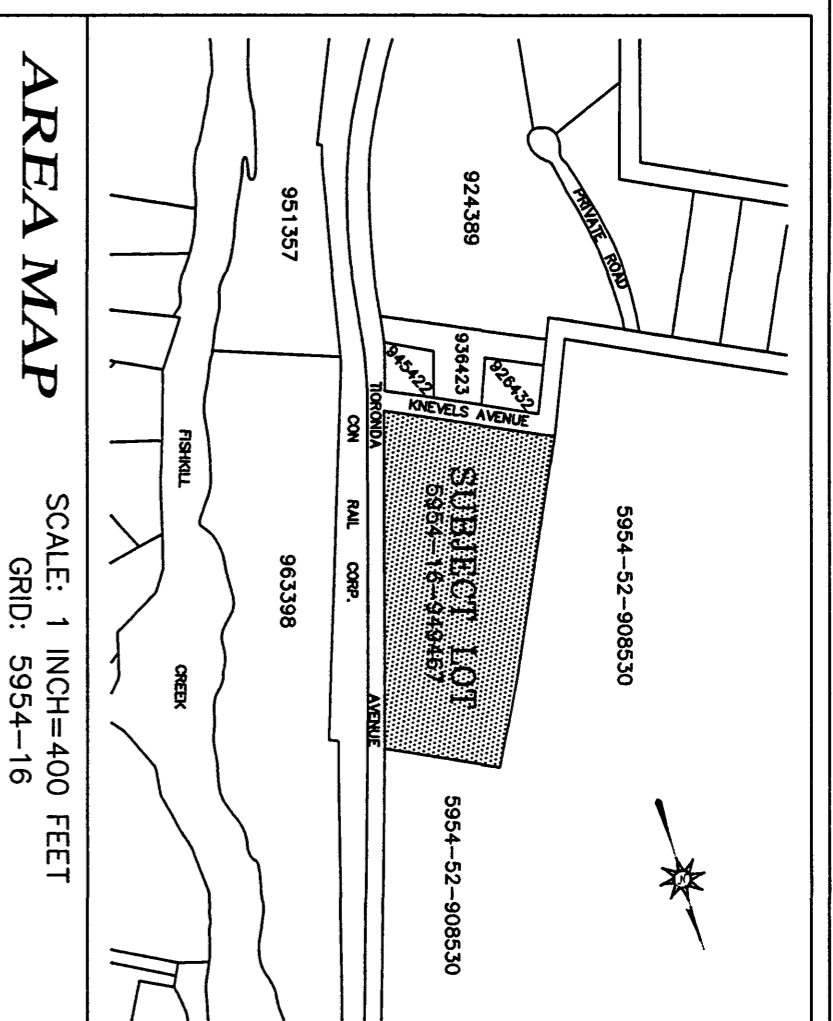


ZONE: R1-40 ONE FAMILY RESIDENTIAL DISTRICT

MIN. REQUIRED	MIN. PROPOSED
AREA 40,000 SQ.FT.	1.34 ± Acres or 58,448 SQ.FT.
DEPTH 150 FEET	240.70 ± FEET
FRONT 50 FEET	133.7 ± FEET
SIDE 25 FEET	90.4 FEET
BOTH 60 FEET	240.70 ± FEET
REAR 50 FEET	133.3 ± FEET
MAX. BLDG. COVERAGE = 15%	
MAX. NO. DWELLING UNITS = 1 PER LOT	



OWNER:
JOSEPHINE D. SCADURA
98 KNEVELS AVENUE
BEACON, NEW YORK 12508

TAX MAP DESIGNATION:
5954-16-949467

DEED REFERENCE:
DEED LIBER 1667 PAGE 151

AREA:
3.81 ACRES (TOTAL)

SITE DATA

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATES THAT SHE IS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FUND OF THIS MAP IN THE DUTCHESS COUNTY CLERK'S OFFICE.

OWNERS CERTIFICATION

Approved by resolution of the Beacon Planning Board on August 19, 2009, subject to all conditions as stated herein.

Josephine Scadura
Planning Board Chairman

8/19/09
DATE

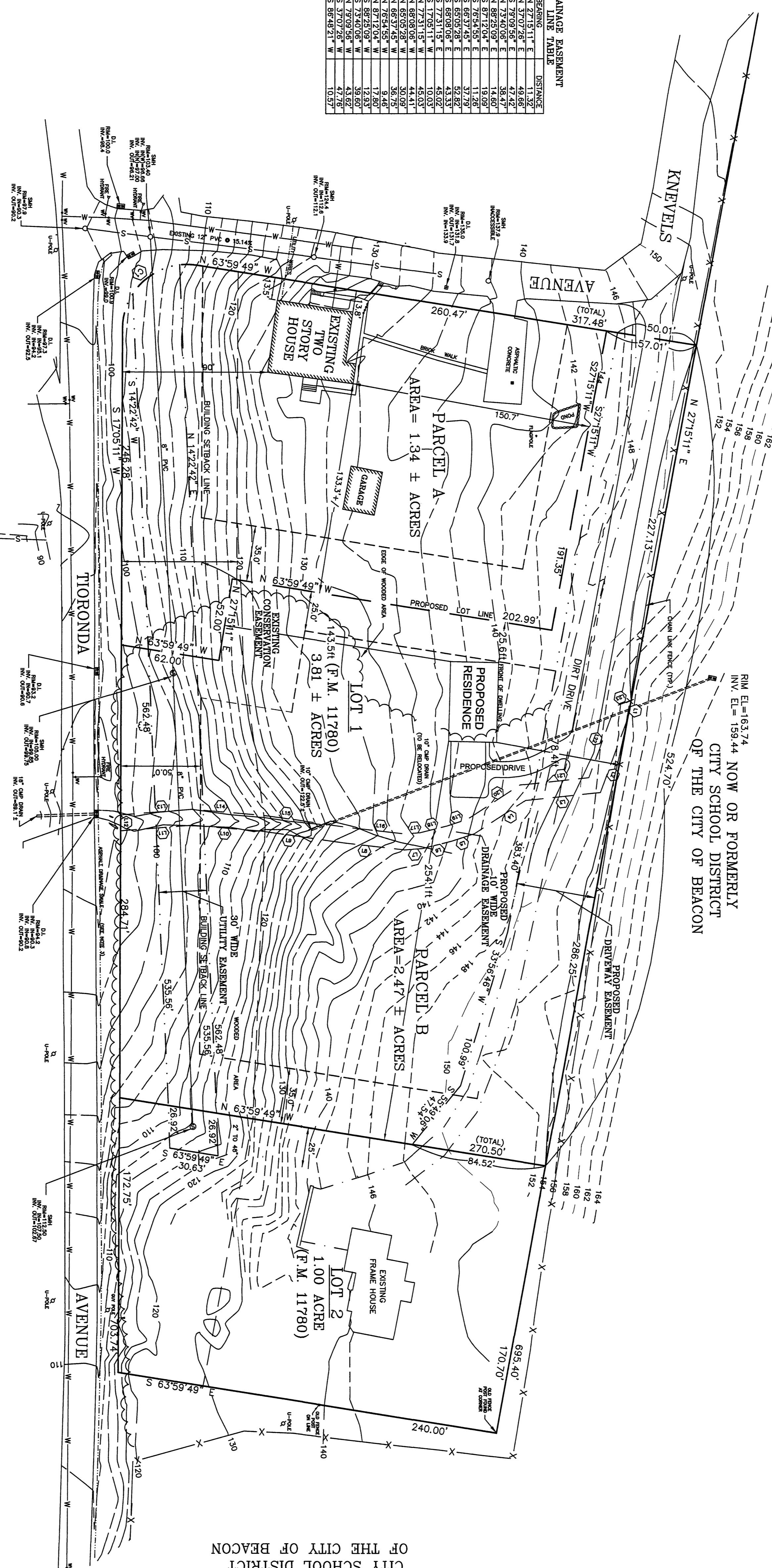
PLANNING BOARD APPROVAL

CONSERVATION EASEMENT NOTE:

THE NATURAL RESOURCES WITHIN IN THE CONSERVATION EASEMENT AREA SHALL REMAIN UNDISTURBED, EXCEPT AS APPROVED BY THE PLANNING BOARD. CONTIGUOUS WITHIN THE CONSERVATION EASEMENT AREA SHALL NOT BE ALTERED AND NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED FROM THE CONSERVATION EASEMENT AREA EXCEPT AS APPROVED BY THE PLANNING BOARD. NOTHING SHALL BE PERMITTED TO OCCUR IN THE CONSERVATION EASEMENT AREA THAT WOULD BE DESTRUCTIVE TO THE CONSERVATION EASEMENT AREA, EXCEPT AS APPROVED BY THE PLANNING BOARD. NOTHING STANDING ABOVE THE CONSERVATION EASEMENT AREA IS PERMITTED TO REMOVE DEAD TREES AND OTHER VEGETATION, BUT SHALL REPLACE SAME WITH NEW PLANTINGS. THE OWNER IN FEE OF THE LAND MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE CONSERVATION EASEMENT AREA EXCEPT WITH RESPECT TO OTHER IMPROVEMENTS SHOWN IN THE CONSERVATION EASEMENT AREA AS DETAILED ON THE IMPROVEMENT DRAWINGS(S) APPROVED BY THE PLANNING BOARD.

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°03'28" E	43.82
L2	S 76°09'56" E	47.42
L3	N 73°40'08" E	38.47
L4	N 73°40'08" E	38.47
L5	S 87°15'04" E	11.26
L6	S 76°09'56" E	11.26
L7	S 87°15'04" E	37.79
L8	S 87°15'04" E	43.35
L9	S 87°15'04" E	43.35
L10	S 87°15'04" E	43.35
L11	S 77°31'15" E	45.02
L12	S 77°31'15" E	45.02
L13	N 68°08'08" W	44.41
L14	N 68°08'08" W	44.41
L15	N 68°08'08" W	30.09
L16	N 68°08'08" W	30.09
L17	N 68°08'08" W	17.80
L18	S 87°15'04" W	12.83
L19	N 68°08'08" W	30.42
L20	N 68°08'08" W	30.42
L21	N 68°08'08" W	43.82
L22	S 77°07'25" W	47.76
L23	S 88°48'21" W	10.57



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	10.00'	69.08'	98°55'00"



NOTES:

- SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP AND EXISTING MONUMENTATION.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE.
- UP TO DATE ABSTRACT OF TITLE MAY SHOW PAVED STRIKE FROM THE CENTER OF THE PROPERTY TOWARD ROUTE 90. THE CARE WILL BE TAKEN TO NOT DISTURB THIS LINE DURING CONSTRUCTION OF THE PROPOSED DRIVEWAY AND INSTALLATION OF THE WATER SERVICE. IF THE DRAIN LINE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE CITY OF BEACON.

THE LOCATION OF ANY SUBSISTENT EASEMENTS, RIGHT OF WAY, ENCUMBRANCES, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CARRIED OR SHOWN HEREON.

ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE SUBDIVISION LAW, EXCEPT AS FOR SECTION 7209 SUBDIVISION 2.

ALL DIMENSIONS REFERRED TO ON THIS MAP ARE MEASURED FROM THE CORNER OF THE SURVEY OR FROM THE POINT OF BEGINNING OF THE SURVEY UNLESS OTHERWISE SPECIFIED.

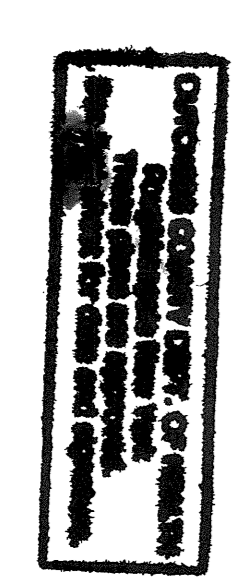
WALTON POST LAND SURVEYING, P.C.
390 MAIN ST. BEACON, N.Y.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: AUGUST 21, 2008 AND THAT THIS MAP WAS COMPLETED ON: OCTOBER 28, 2008

CERTIFIED ONLY TO:

BY: John J. Post, Jr., L.L.S. N.Y. STATE LICENSE #90643

24:00 HW 08:1200HW
31 AUG 2009
3:13 PM
JOSEPHINE D. SCADURA
PLANNING BOARD CHAIRMAN



SHEET 1 OF 4
Resubdivision of Lot 1
Prepared for JOSEPHINE D. SCADURA
(Revision to Filed Map No. 11780)

SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

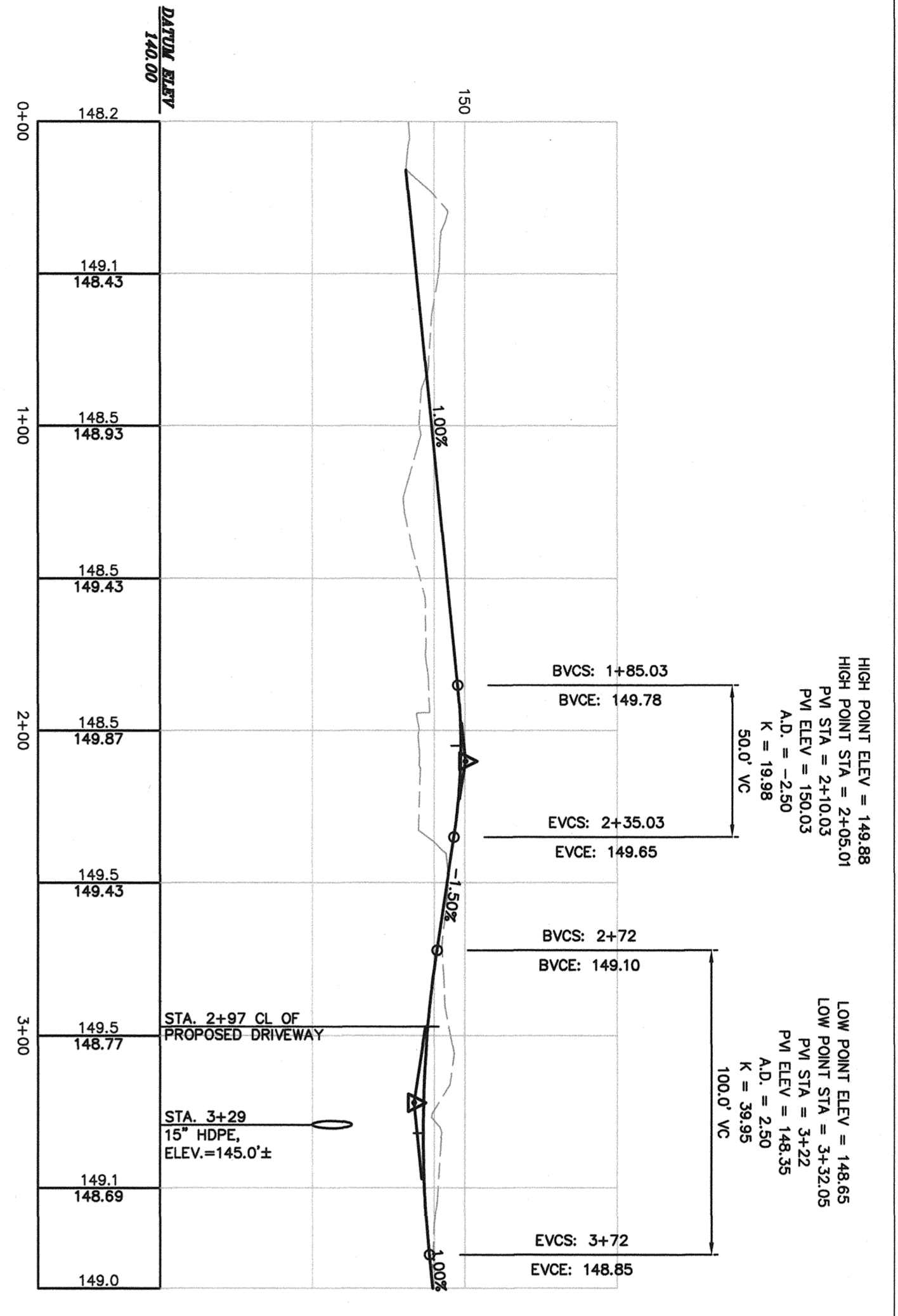
SCALE: 1 INCH = 40 FEET

REVISIONS:

- REMOVED OCTOBER 18, 2008
- REMOVED OCTOBER 24, 2008
- REMOVED OCTOBER 24, 2008
- REMOVED FEBRUARY 19, 2009
- REMOVED MARCH 12, 2009
- REMOVED MAY 4, 2009
- REMOVED MAY 7, 2009

NOW OR FORMERLY
CITY SCHOOL DISTRICT
OF THE CITY OF BEACON

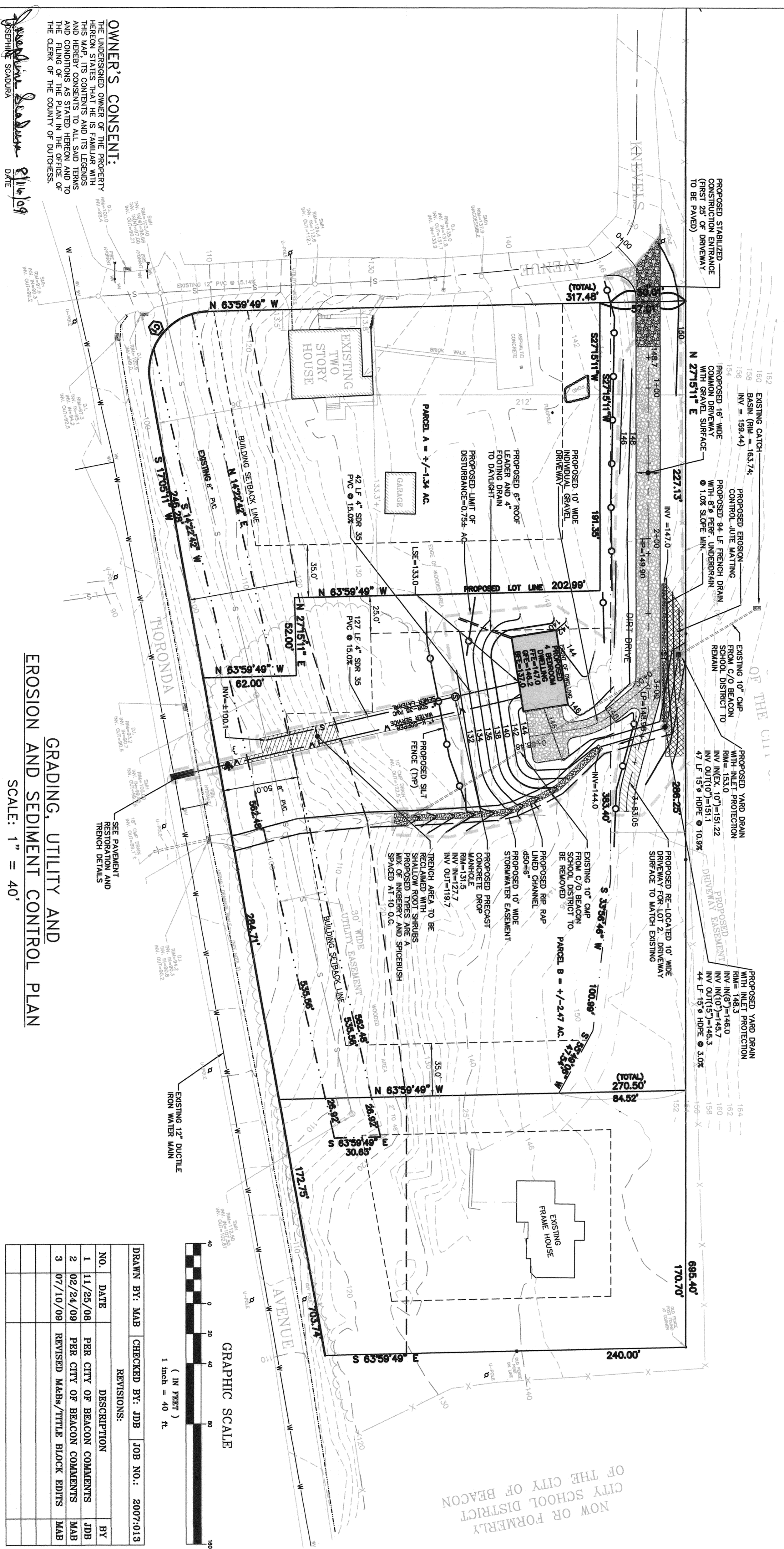
2009 OCT 30 AM 10:42
RECEIVED



PROPOSED COMMON DRIVEWAY PROFILE
SCALE: 1" = 40' H
1" = 4' V

LEGEND

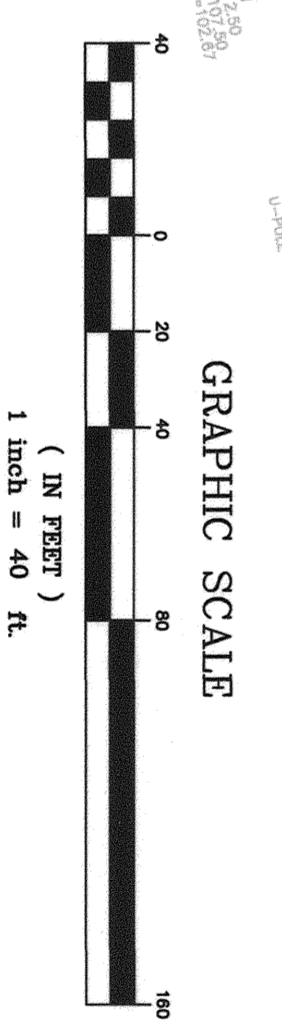
	BUILDING SETBACK
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED ROOF LEADER PIPE
	PROPOSED FOOTING DRAIN PIPE
	EASEMENT LINE
	LIMIT OF DISTURBANCE
	PROPOSED SPOT GRADE
	PROPOSED WATER SHUT OFF
	PROPOSED YARD DRAIN WITH INLET PROTECTION
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED RELOCATED DRIVEWAY
	PROPOSED JUTE MESH
	PROPOSED TRENCH RECLAMATION AREA
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED RIP RAP



REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/26/08	PER CITY OF BEACON COMMENTS	JDB
2	02/24/09	PER CITY OF BEACON COMMENTS	MAB
3	07/10/09	REVISED METERS/TITLE BLOCK EDITS	MAB

DRAWN BY: MAB CHECKED BY: JDB JOB NO.: 2007-013



PROJECT INFORMATION:
 PARCEL OWNER: JOSEPHINE SCADURA, 13990 RUE ROYALE LN., MCCORMICKVILLE, IN 46055
 ENGINEER OF RECORD: HUDSON LAND DESIGN P.C., 176 MAIN STREET, BEACON NY 12508
 PROJECT LOCATION: 176 MAIN STREET, BEACON NY 12508
 TAX PARCEL ID: 9554-16-949467
 PARCEL AREA: 43.81-ACRE
 ZONING DISTRICT: R1-40 ZONING DISTRICT
 TOTAL PROPOSED LOTS: TWO (ONE NEW BUILDING LOTS)
 TOTAL SQUARE FEET: 176,000
 CITY OF BEACON SEWER SERVICE EMPHASIS

SITE SPECIFIC NOTES:
 1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UTILTY OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE WATER AND SEWER MAINS WITH RESPECT TO THE PROJECT LOCATION.
 2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWER SERVICE ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS.
 3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
 4. WATER SERVICE LINE AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
 5. TORONDA AVENUE LANE CLOSURE FOR WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. MEASUREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE NEAREST OVERHEAD CONNECTION POINT.
 6. PER CITY GUIDELINES, THE REQUIRED SIGN DISTANCE SHALL EXCEED THE NEW YORK STATE DISTANCE REQUIREMENTS.
 7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 8. PER CITY GUIDELINES, THE REQUIRED SIGN DISTANCE SHALL EXCEED THE NEW YORK STATE DISTANCE REQUIREMENTS.
 9. STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES FOR ROADS WITH A SPEED LIMIT OF 30 MPH, ASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 280 FEET. THIS PROJECT HAS BEEN DESIGNED FOR A SIGHT DISTANCE OF 200 FEET. THE LINE OF SIGHT TO THE RIGHT HAS BEEN FIELD MEASURED TO BE 200 FEET TO THE CENTERLINE OF THE BAY BEND IN KNEVELS DRIVE (1790) FOR THIS PROPERTY. A NOTE THAT STATED "NOT 1 SHOWN" HAS BEEN SUPPLEMENTED WITHOUT CREATING A PRIVATE ROAD WHERE THE 50' EASEMENT IS SHOWN. AT THAT TIME, THE CITY CODE DID NOT ALLOW FOR COMMON DRIVEWAYS, HOWEVER SINCE THE CURRENT CODE ALLOWS FOR THEM TO SERVE TWO DWELLINGS, THE PROPOSED COMMON DRIVE (NO. 11780) IS BEING PROPOSED TO SERVE TWO DWELLINGS. THE PROPOSED COMMON DRIVE (NO. 11780) IS CONSTRUCTION OF THE PRIVATE ROAD WOULD NOT BE NECESSARY AT THIS TIME.

DDCOH STANDARD NOTE: 4/25/05
 FOR PERMISSION TO FILE
 THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DENIED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY OF THIS STATE.
 ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL, IS NEITHER SOUGHT NOR GRANTED.

MAP REFERENCES:
 1. REFERENCE IS HEREBY MADE TO A SURVEY ENTITLED "SUBDIVISION PREPARED FOR JOSEPHINE SCADURA," AS PREPARED BY JOHN J. POST, JR., L.S., ALL EXISTING FEATURES AS SHOWN ON THE PARCEL WERE TAKEN FROM THE SURVEY.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 10th DAY OF March 2005 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 13th DAY OF OCTOBER 2005, BY
 Josephine Scadura CHAIRMAN
 Eileen Blagov SECRETARY
 IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY, MAY SIGN IN THIS PLACE.

REVISION TO FILED MAP NO. 11780
 GRADING, UTILITY, EROSION AND SEDIMENT CONTROL PLAN
 RESUBDIVISION OF LOT 1 FOR JOSEPHINE SCADURA

KNEVELS AVE. & TORONDA AVE.
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX PARCEL 9554-16-949467
 SCALE: 1" = 40'
 OCTOBER 28, 2008

HUDSON LAND DESIGN
 HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 JON D. BODDINO, P.E.
 NYS LICENSE NO. 076946
 DANIEL G. KOEHLER, P.E.
 NYS LICENSE NO. 062718

BEACON, NEW YORK 12508
 PH: 845-440-6828 F: 845-440-6697

STATE OF NEW YORK
 OFFICE OF THE SURVEYOR
 JON D. BODDINO, P.E.
 NYS LICENSE NO. 076946
 DANIEL G. KOEHLER, P.E.
 NYS LICENSE NO. 062718

SHEET: 2 OF 4